150.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	659,400	/	659,400
USE VALUE:	659,400	/	659,400
ASSESSED:	659,400	/	659,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	93 ROBBINS RD LLC
Owner 2:	
Owner 3:	
Street 1:	29A ADAMS ST
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	LIANOS CHRISTOPHER -
Owner 2:	-
Street 1:	93 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	210,000		449,400	659,400
Total Card	0.108	210,000		449,400	659,400
Total Parcel	0.108	210,000		449,400	659,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 735.94 | /Parcel: 735.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98860
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0015.0

!11722!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	210,000	0	4,725.	449,400	659,400		Year end	12/23/2021
2021	101	FV	203,100	0	4,725.	449,400	652,500		Year End Roll	12/10/2020
2020	101	FV	203,100	0	4,725.	449,400	652,500	652,500	Year End Roll	12/18/2019
2019	101	FV	189,400	0	4,725.	421,300	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	189,400	0	4,725.	348,300	537,700	537,700	Year End Roll	12/20/2017
2017	101	FV	189,400	0	4,725.	320,200	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	189,400	0	4,725.	292,100	481,500	481,500	Year End	1/4/2016
2015	101	FV	177,700	0	4,725.	286,500	464,200	464,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:59:39

LAST REV

Date	Time
11/01/21	11:23:24

danam

USER DEFINED

Prior Id # 1:	98860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANOS CHRISTOP	78081-521	1	6/23/2021		737,500	No	No		
	20381-515		2/1/1990		158,000	No	No		Joanne Lianos dod 12/22/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2021	1263	Addition	393,000	O				
8/24/2021	1276	Inter-De	12,000	C				
9/2/2015	1249	Manual	1,038		9/2/2015			Air sealing and in
12/13/2004	1182	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Mail Update	MM	Mary M
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Measured	372	PATRIOT
11/13/2000	Hearing N/C	264	PATRIOT
12/6/1999	Inspected	243	PATRIOT
11/19/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,400	Spl Credit		Total:	449,400

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	73816
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285345
Depreciation:	75331
Depreciated Total:	210014

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

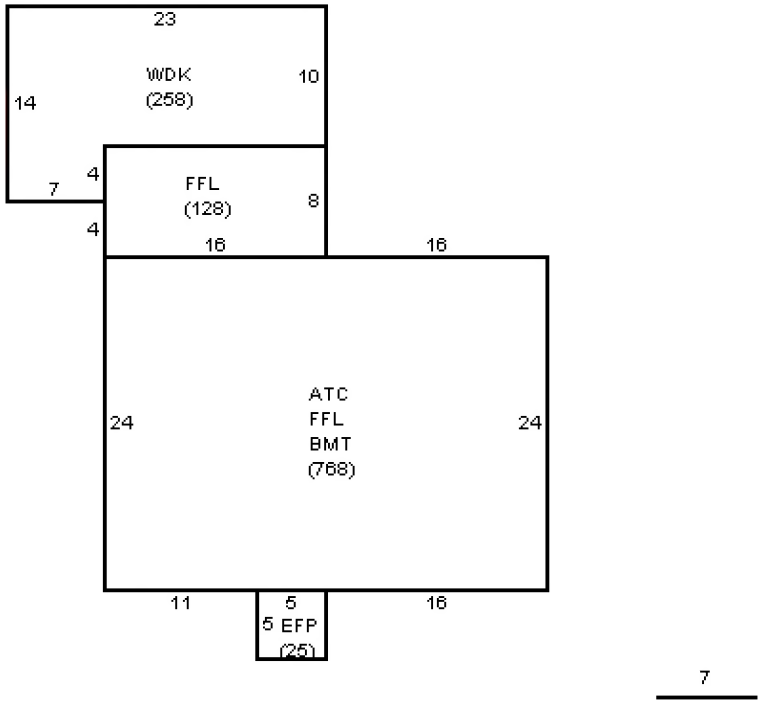
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	94.77
Final Total:	210000	Val/Su SzAd	180.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	148.490	133,043
BMT	Basement	768	44.550	34,211
ATC	Attic	269	148.490	39,913
WDK	Deck	258	9.870	2,548
EFP	Enclos Porch	25	72.590	1,815

Net Sketched Area:	2,216			Total:	211,530
Size Ad	1164.7999	Gross Area	2715	FinArea	896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

150.0-0002-0015.0

IMAGE

AssessPro Patriot Properties, Inc